

Woodbury County Zoning Commission Special Meeting Minutes

Date: June 22, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=BAvkjUQk0UI>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson
- **Commissioners Absent:** Steve Corey and Corey Meister.
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisors Present:** Kent Carper

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on June 22, 2026. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Chair Christine Zellmer Zant conducted a roll call. Commissioners Christine Zellmer Zant, Tom Bride, and Jeff Hanson were present. Steve Corey and Corey Meister were absent.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous special meeting on May 27, 2026.

- **Motion:** Commissioner Tom Bride made a motion to approve the minutes as presented.
- **Second:** The motion was seconded by Commissioner Jeff Hanson.
- **Vote:** The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 3-0 (3 ayes, 0 nays).

ACTION ITEM: APPROVAL OF PUBLIC NOTICE BULLETIN BOARD LOCATION - CONSIDERATION AND APPROVAL TO OFFICIALLY DESIGNATE THE PHYSICAL BULLETIN BOARD LOCATED JUST INSIDE THE NORTH ENTRANCE OF THE WOODBURY COUNTY COURTHOUSE NEAR THE SECURITY STATION AS THE OFFICIAL, PROMINENT, AND CONSPICUOUS LOCATION FOR POSTING WOODBURY COUNTY BOARD OF ADJUSTMENT MEETING AGENDAS AND NOTICES IN COMPLIANCE WITH HOUSE FILE 2490 AND WOODBURYCOUNTYIOWA.GOV FOR THE PRIMARY INTERNET PRESENCE.

- **Staff Report:** Dan Priestley, Zoning Coordinator, explained that the Board of Supervisors approved this measure the previous Tuesday. The legislature mandates maximum public

transparency, including the officially designated location of the bulletin board and active posting of upcoming meetings. This will become a standard annual organizational item passed every January with the new board. It officially cements long-standing practices into the minutes and official policy of the Board of Adjustment.

- **Board Questions and Discussion:** Chair Zellmer Zant asked if there were any comments from the board members. No board inquiries or objections were raised.
- **Action:**
 - **Motion:** Commissioner Tom Bride moved to officially designate the physical bulletin board located just inside the north entrance of the Woodbury County Courthouse near the security station as the official, prominent, and conspicuous location for posting Woodbury County Zoning Commission meeting agendas and notices in compliance with House File 2490 and woodburycountyiowa.gov for the primary internet presence, as presented by staff.
 - **Second:** The motion was seconded by Commissioner Jeff Hanson.
 - **Vote: The motion passed unanimously with a 3-0 vote (3 ayes, 0 nays).** Chair Christine Zellmer Zant opened the public hearing.

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda, either in person or via phone.

Staff Update

Dan Priestley provided updates:

- Zoning Coordinator Daniel Priestley presented an update regarding upcoming county items. He encouraged the Commission members to monitor the upcoming Board of Supervisors meeting scheduled for the following evening (June 23, 2026). The supervisors are slated to consider a potential data center moratorium following substantial public concern raised regarding a project area in Salix, IA.
- Priestley indicated that the posted public agenda for the Board of Supervisors includes a directive instructing the Zoning Commission to systematically study data center-based development policies over the next several months. This formal study will mirror the comprehensive methodology previously utilized for solar energy regulations, incorporating public engagement, field assessments, and technical analysis to formulate an orderly regulatory recommendation for the Board.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Tom Bride moved to adjourn the meeting, seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (3-0) The meeting adjourned at approximately 5:08 PM.